

inclusive+ AFFORDABLE

HOUSING

More Diverse Housing Choice

Challenge: Two forms of housing dominate Austin: single-family houses and large apartment buildings. This lack of housing variety does not reflect Austin's diversity and contributes to growing affordability issues.



Solution: The new code allows, and sometimes requires, more diversity in housing types, such as duplex, multiplex, cottage courts, courtyard buildings, rowhouses, live/work spaces, and accessory dwelling units.

More Units By Right

Challenge: Housing supply has fallen well short of demand, due in part to cumbersome and unnecessary regulations. Much of the new housing that has been built caters only to specific market segments.



Solution: By allowing more units and incentivizing a range of unit sizes, the new code makes it easier to develop more housing to suit a range of space and economic needs while ensuring it is built in a context-sensitive manner to work within the character of the neighborhood.

Affordability Incentives

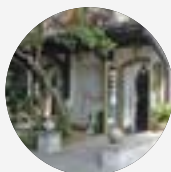
Challenge: The current mix of affordable housing incentive programs have provided some needed affordable housing units, but were individually crafted and are not keeping up with the changing market.



Solution: A new city-wide incentive framework that can be adjusted over time will help to stimulate the production of affordable homes.

Flexible Live/Work Places

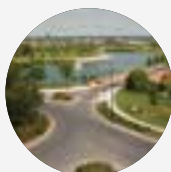
Challenge: The existing code is based on an old model of large-scale office and industrial development, and limits the ability of small business owners to live and thrive in Austin.



Solution: A greater range of building types, such as live/work, and new uses that are compatible with neighborhoods, main streets, and light industrial areas, allow Austin to provide more housing and job choices.

Connected Communities

Challenge: New development occurs in pods of single-family or multi-family uses with few access points, weakening walkability, creating traffic bottlenecks, and isolating housing options.



Solution: Strengthening existing regulations for subdivisions, including street, sidewalk, and trail connectivity, and encouraging a diverse mix of housing types, creates development that connects with surrounding communities and improves walkability.

“A lot of musicians are in group living conditions... four people in a house. And then they have to get studio space. People make a lot of sacrifices to do what they're doing, barely getting by.”



Thomas Echolz
Musician and renter



See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/housing